



The Town of Knightdale

Staff Report

Date: December 12, 2016

To: Land Use Review Board

From: Jennifer Currin, Asst.
Development Services Director

Subject: ZMA-4-16, Old Knight Rd.
PRD

Development Services Director
Signature –CAH

Town Manager Signature –

REPORT: See attached.

REPORT RECOMMENDED ACTION

Continue ZMA-4-16, Old Knight Rd. PRD, to the January 9, 2016 Land Use Review Board meeting per the applicant's request.

PETITION FOR: ZONING MAP AMENDMENT – ZMA-4-16
Old Knight Rd. Planned Residential Development

REPORT TO THE TOWN COUNCIL

Public Hearing: June 6, 2016

Land Use Review Board Meeting: December 12, 2016

Prepared by the Knightdale Development Services Department

I. REQUEST

Application submitted by Lee Lambert requesting a Zoning Map Amendment to rezone approximately 23.97 acres located west of Old Knight Rd. and west of the Emerald Point Subdivision, identified by the Wake County PIN 1755.04-73-7189, from General Residential-3 (GR-3) to General Residential-3 Planned Residential Development (GR-3 PRD) for a single family residential development. The applicant voluntarily submitted neighborhood standards associated with this rezoning request, which are outlined below. The property owners are identified as Wayne and Eugene Harper.

Voluntary Neighborhood Standards:

1. 12" of exposed foundation wrapped in brick or stone
2. All homes will have a garage.
3. Three sides will be vinyl.
4. One side will have a garage and those garage doors will not be more than 45% of that side.
5. 25% of the front side will be brick, stone or masonry.
6. The homes will have a 7/12 minimum roof pitch on the main roof.

II. PROJECT PROFILE

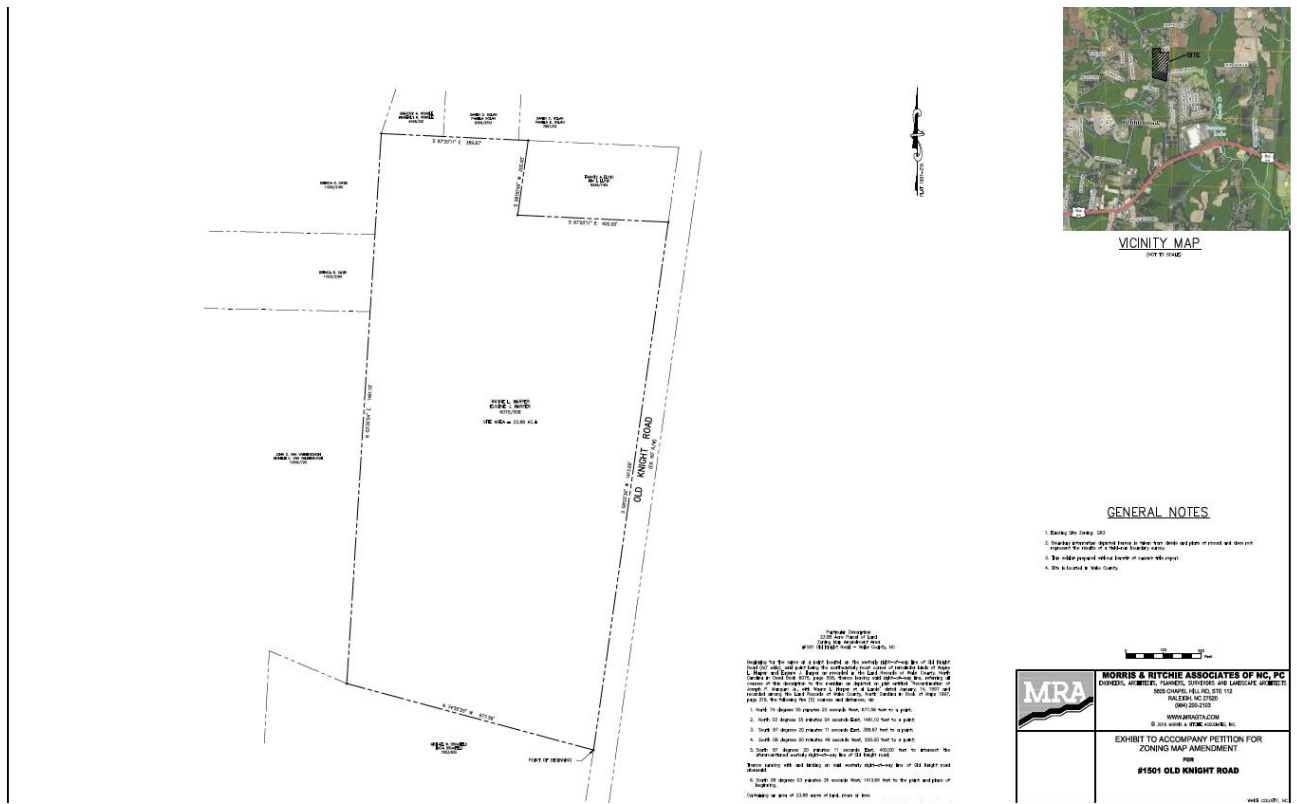
PROPERTY LOCATION:	West of Old Knight Rd. and west of the Emerald Point Subdivision
WAKE COUNTY PIN :	1755.04-73-7189
ZONING DISTRICT:	General Residential -3 (GR-3)
CROSS REFERENCE FILES:	ZMA-4-16
APPLICANT/DEVELOPER:	Lee Lambert 505 Yorktown Ct. Chapel Hill, NC 27516
PROPERTY OWNER:	Wayne & Eugene Harper 4113 Brewster Drive Raleigh, NC 27606
PROPERTY SIZE:	23.97± Acres
CURRENT LAND USE:	Vacant/Undeveloped

III. PLANNED RESIDENTIAL DEVELOPMENT

Per UDO Section 2.14(C), the Planned Residential Development District is designed to encourage master planning of development and to coordinate such development so as to manage the impacts of the development on the provision of Town Services and infrastructure. The Planned Residential Development encourages creativity and innovation in the design of developments, but in return for this flexibility the expectation is for communities to:

- Provide exceptional design, character, and quality;
- Provide high quality community amenities;
- Incorporate creative design in the layout of buildings;
- Ensure compatibility with surrounding land uses and neighborhood character;
- Further the goals of the Comprehensive Plan including design districts and activity centers;
- Provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure.

IV. REZONING MAP EXHIBIT (see back page for larger view)



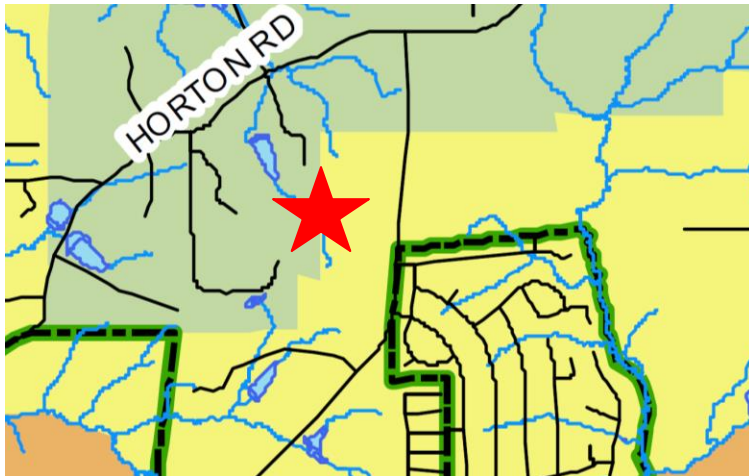
V. PROJECT SETTING – SURROUNDING ZONING DISTRICTS AND LAND USES



DIRECTION	LAND USE	ZONING
North	Residential	RR-1 & GR-3
South	Residential	RR-1
East	Residential/Vacant	GR-3 & GR-8
West	Residential	RR-1

VI. COMPREHENSIVE PLAN

During the drafting of the 2027 Comprehensive Plan, it was determined that a different type of map would be more useful and user friendly. This led to the concept of “Design Districts” in which land uses are determined by the zoning map while the design districts define how the structures and site should be arranged and projected through a series of design guidelines.

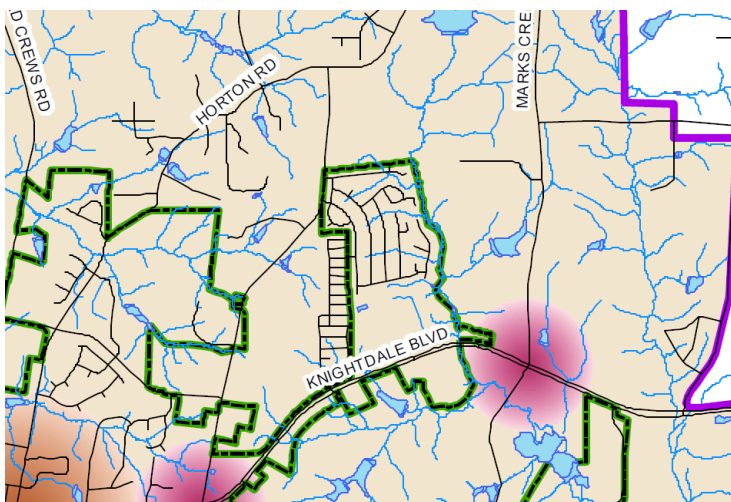


Legend

- Streets
- Urban Service Area Boundary
- Surface Waters
- Surface Streams
- Knightdale Corporate Limits (2009)

Design Districts

- Countryside Design
- Neighborhood Design
- Urban Village Design
- Highway Design
- Special Use Design



Legend

- Streets
- Urban Service Area Boundary
- Surface Waters
- Surface Streams
- Knightdale Corporate Limits (2009)
- Secondary Activity Center (1/4 Mile Radius)
- Primary Activity Center (1/2 Mile Radius)

The Comprehensive Plan identifies the subject area as being within the Neighborhood Design District. Within the Neighborhood Design District, “a wide array of housing types is encouraged”. This would be generally support GR-3 zoning that allows for a density of 3 units per acre and includes house and townhouse building types. The site is not located within any primary or secondary activity center.

The comprehensive plan may find that this rezoning has the opportunity to further some of the plan’s design objectives, including:

NH-1 Pedestrian scale of design should be utilized throughout any development with sidewalks generally on both sides of the street, particularly within walking distance of greenways, activity centers and other pedestrian destinations.

The Comprehensive Plan may find that this rezoning is inconsistent with some of the plan’s overall design district guidelines and overall design guidelines, including:

III-4 Enhance the “sense of place” and preserve the local character of Knightdale.

OA-9 Residential development should provide a variety of significant passive and active recreational amenities

The comprehensive plan may find that this rezoning is inconsistent with some of the Neighborhood Design District guidelines, including:

NH-11 Within Neighborhood Design Districts, a broad range of housing types and price points should be promoted as a method to increase the likelihood of bringing people of diverse backgrounds into daily interaction, and thereby strengthening the personal and civic bonds essential to building an authentic community.

NH-12 Streets should be designed as interconnected networks that have the effect of promoting alternative means of transportation such as walking and cycling, as well as reducing the length of automobile trips; except when significant natural features or historic resources preclude interconnectivity.

VII. PUBLIC HEARING SUMMARY

The applicant, Lee Lambert, introduced himself and stated he was available to answer any questions. Mr. Mike Brumfield inquired about lot yields, anticipated home prices and buffers. Mr. John VanValkenburgh asked about the required buffers between the project and his property, the existence of an environmental feature on the property and what the plans were to relocate power pole on the southwest corner of the parcel. Mr. Lambert offered several voluntary neighborhood standards during the public hearing.

VIII. CONSISTENCY WITH THE COMPREHENSIVE PLAN

North Carolina General Statute 160A-383 requires that **prior to** adoption or rejecting any zoning amendment, the governing board shall adopt a statement describing whether its action is consistent with an adopted comprehensive plan and explaining why the board considers the action to be reasonable and in the public interest.

PROPOSED WRITTEN ADVISORY STATEMENT FROM LURB:

The proposed zoning map amendment is inconsistent with the Comprehensive Plan objectives of enhancing a “sense of place” and preserving the local character of Knightdale. It is further inconsistent with the Neighborhood Design District guidelines of providing a broad range of housing types and price points to promote diverse backgrounds and build an authentic community. It is also inconsistent with the guideline to provide a variety of significant passive and active recreational amenities particularly pocket parks and community playgrounds as communal outdoor living spaces where neighbors may meet and interact as small groups.

IX. DEVELOPMENT SERVICES DEPARTMENT RECOMMENDATION

The Development Services Department recommends that the Land Use Review Board continue ZMA-4-16 to the January 9, 2016 Land Use Review Board Meeting per the applicant’s request.



TOWN OF KNIGHTDALE

PLANNING DEPARTMENT

www.ci.knightdale.nc.us

950 Steeple Square Court
Knightdale, NC 27545
(v) 919.217.2245
(f) 919.217.2249

STATEMENT OF COMPLIANCE WITH THE COMPREHENSIVE PLAN: Please state how the proposed zoning map amendment complies with the goals and objectives of the Town of Knightdale Comprehensive Plan:

The site is within the Neighborhood Design District which provides for traditional suburban residential development. The proposed development contains front loaded 60' wide single family home wide lots that are compatible with existing subdivisions within ¼ mile proximity. The development will include the construction of a portion an arterial roadway consistent with the Arterial Plan. Sidewalks are proposed with a large recreational open space "pocket park" located central to the proposed development.